

CITIFINANCIAL SERVICING, LLC (CIF)  
HILL, JR., LORENZA L.  
1504 CONROY, BRYAN, TX 77808

CONVENTIONAL  
Our File Number: 15-019842

Filed for Record in:  
BRAZOS COUNTY

**NOTICE OF TRUSTEE'S SALE**

On: May 26, 2016 at 04:28P

WHEREAS, on March 25, 2010, LORENZA L. HILL, JR., AKA LORENZA LEON HILL, A SINGLE PERSON, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to JASON PETROSKI, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of **BRAZOS** COUNTY, TX and is recorded under Clerk's File/Instrument Number 01056249, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on March 24, 2016 under Cause No. 16-000088-CV-85 in the 85th Judicial District Brazos County, TEXAS.;


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **July 5, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Brazos** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Brazos, State of Texas:

LOT 4, BLOCK 6, CASTLE HEIGHTS ADDITION, CITY OF BRYAN, BRAZOS COUNTY, TEXAS.

Property Address: 1504 CONROY  
BRYAN, TX 77808  
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC  
Noteholder: CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY  
1000 TECHNOLOGY DRIVE  
O FALLON, MISSOURI 63368

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE  
PETE FLOREZ OR ZACHARY FLOREZ OR ORLANDO  
ROSAS OR BOBBY BROWN OR SHARON ST. PIERRE  
OR SHERYL LAMONT OR HARRIETT FLETCHER OR  
DAVID SIMS OR ROBERT LAMONT OR EVAN  
PRESS OR KRISTOPHER HOLUB OR PATRICK  
ZWIERS OR EVAN PRESS OR JACK BURNS II OR  
AARTI PATEL OR WAYNE WHEAT OR WES WHEAT  
OR LEB KEMP OR TRACI YEAMAN OR VINCE ROSS  
OR TYLER MARTIN  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.**

Filed for Record in  
BRAZOS COUNTY

On: Apr 28, 2016 at 02:11P

As a  
Posting Real Estate Notice

Amount 2.00

Receipt Number - 573308

By,  
Cynthia Rincon

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**BRAZOS County**

**Deed of Trust Dated:** February 25, 2008

**Amount:** \$79,170.00

**Grantor(s):** HARVEY L. WHITE and LINDA J WHITE

**Original Mortgagee:** CITIMORTGAGE, INC.

**Current Mortgagee:** BANK OF AMERICA, NATIONAL ASSOCIATION

**Mortgagee Servicer and Address:** c/o CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 00989954

**Legal Description:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED 0.24 ACRES AS DESCRIBED BY A DEED TO ROY HEFTI RECORDED IN VOLUME 7819, PAGE 176 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEING MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**Date of Sale:** July 5, 2016 between the hours of 11:00 AM and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PETE FLOREZ OR SHARON ST. PIERRE, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, EVAN PRESS, KRISTOPHER HOLUB, PATRICK ZWIERS, EVAN PRESS, JACK BURNS II, AARTI PATEL, WAYNE WHEAT, WES WHEAT, LEB KEMP, TRACI YEAMAN, VINCE ROSS, ORLANDO ROSAS, BOBBY BROWN OR TYLER MARTIN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

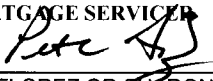
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICE

  
\_\_\_\_\_  
SARAH ROBBINS, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2015-009864

  
\_\_\_\_\_  
PETE FLOREZ OR CHARON ST. PIERRE, SHERYL LAMONT,  
HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, EVAN  
PRESS, KRISTOPHER HOLUB, PATRICK ZWIERS, EVAN PRESS,  
JACK BURNS II, AARTI PATEL, WAYNE WHEAT, WES WHEAT, LEB  
KEMP, TRACI YEAMAN, VINCE ROSS, ORLANDO ROSAS, BOBBY  
BROWN OR TYLER MARTIN  
c/o AUCTION.COM, LLC  
1 Mauchly  
Irvine, California 92618

**EXHIBIT "A"**

Metes and bounds description of all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, Bryan, Brazos County, Texas. Said tract being the same tract of land called 0.24 acres as described by a deed to Roy Hefti recorded in Volume 7819, page 176 of the Official Public Records of Brazos County, Texas.

Said tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found on the north line of Ursuline Avenue marking the southwest corner of said 0.24 acre tract and a southeast corner of a called 3.12 acre tract as described by a deed to Elizabeth Allen Goodnight recorded in Volume 5398, page 251 of the Official Public Records of Brazos County, Texas;

**THENCE:** N 04° 07' 25" W along the common line of said 0.24 acre tract and said 3.12 acre tract for a distance of 209.95 feet to a 5/8 inch iron rod found marking the northwest corner of said 0.24 acre tract;

**THENCE:** N 85° 57' 45" E continuing along the common line of said 0.24 acre tract and said 3.12 acre tract for a distance of 50.04 feet to a 5/8 inch iron rod found on a westerly line of a called tract of land as described by a deed to The United States of America recorded in Volume 1053, page 685 of the Official Public Records of Brazos County, Texas, marking the northeast corner of said 0.24 acre tract;

**THENCE:** S 04° 07' 25" E along the common line of said 0.24 acre tract and said U.S.A. tract for a distance of 209.95 feet to a 5/8 inch iron rod set on the north line of Ursuline Avenue marking the southeast corner of this herein described tract;

**THENCE:** S 85° 57' 45" W along the north line of Ursuline Avenue for a distance of 50.04 feet to the POINT OF BEGINNING containing 0.24 of an acre of land, more or less.

Current Borrower: EDWIN THOMPSON AND WIFE, TRACEY THOMPSON  
MH File Number: TX-11-13696-CM  
VA/FHA/PMI Number:  
Loan Type: Conventional Residential  
Property Address: 1300 TIMM DRIVE, COLLEGE STATION, TX 77840

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/29/1998  
Original Beneficiary/Mortgagee: LONG BEACH MORTGAGE COMPANY, A CORPORATION  
Recorded in: Volume: 03175  
Page: 00262  
Instrument No: 0659781  
Grantor(s)/Mortgagor(s): EDWIN THOMPSON AND WIFE, TRACEY THOMPSON  
Current Beneficiary/Mortgagee: HSBC Bank USA, National Association as Trustee for Structured Asset Securities Corporation, Mortgage Pass- Through Certificates, Series 2004-SC1  
Property County: BRAZOS

Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Dallas, TX 75019

Legal Description: ALL OF LOT NUMBER SIXTEEN (16), LEACREST ADDITION, SECTION THREE, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 244, PAGE 122 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

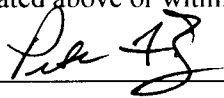
Filed for Record  
Cancell, TX 75019  
On: May 16, 2016 at 01:30P  
As a  
Notice Real Estate Notice  
Amount 2.00

Date of Sale: 7/5/2016  
Earliest Time Sale Will Begin: Number 14:00AM

Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

  
Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown  
or Cole D. Patton  
or Catherine Allen-Rea  
McCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

Date of Security Instrument: April 22, 2015

Grantor(s): Cody M. Yeager and Lisa D. Yeager, husband and wife

Original Trustee: Michael H. Patterson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for First Guaranty Mortgage Corporation, a Corporation, its successors and assigns.

Recording Information: in the Official Public Records of BRAZOS County, Texas.

Current Mortgagee: First Guaranty Mortgage Corporation

Mortgage Servicer: RoundPoint Mortgage Servicing Corporation, whose address is 650 North Sam Houston Parkway Plaza Blvd., Suite 200 Charlotte, NC 28217 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 07/05/2016

Earliest Time Sale Will Begin:

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description: LOT SIXTY FIVE (65), STANDING ROCK RANCH, BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6962, PAGE 182, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. BEING THE SAME PROPERTY CONVEYED TO CODY M. YEAGER AND LISA D. YEAGER, HUSBAND AND WIFE BY DEED FROM PALM HARBOR VILLAGES, INC. RECORDED 04/30/2014 IN DEED BOOK 11984 PAGE 215, IN THE REGISTER'S OFFICE OF BRAZOS COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:  
Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

Pete Florez as Substitute Trustee, David Sims as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161. Ste 305.  
Irving, TX 75039



4575030

Our File Number: 15-15889

Name: SHANNON ALLEN AND KAREN ALLEN HUSBAND AND WIFE

Filed for Record in:  
BRAZOS COUNTY

**NOTICE OF TRUSTEE'S SALE**

On: May 17, 2016 at 12:55P

WHEREAS, on October 17, 2014, SHANNON ALLEN AND KAREN ALLEN HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 01211873, in Book 12333, at Page 440 in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TEXAS, and  
Amount  
Debt Number - 574754

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;  
Debbie Baker

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 5, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **BRAZOS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT SEVEN "R"(7R), BLOCK ONE (1), WILLIAMS COURT, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1240, PAGE 651 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 3503 REGAL ROW  
COLLEGE STATION, TX 77845

Mortgage Servicer: CENLAR FSB

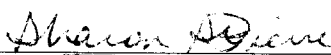
Noteholder: CORNERSTONE HOME LENDING, INC.  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WITNESS MY HAND this 16<sup>th</sup> day of May, 2016.

  
Sharon St. Pierre, Robert LaMont, Harriett Fletcher, David Sims, Sheryl LaMont, Substitute Trustees

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

## NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** May 10, 2011

Filed for Record in:  
BRAZOS COUNTY

On: Jun 13, 2016 at 01:45P

**Grantor(s):** Morris Williams, an unmarried man

As a  
Posting Real Estate Notice

**Original Trustee:** G. Tommy Bastian

**Original Mortgagee:** One Reverse Mortgage, LLC

Amount: 2.00

**Recording Information:** Vol. 10160, Page 241, or Clerk's File No. 2011-1091177, in the Official Public Records of BRAZOS County, Texas.

Receipt Number - 576888

Ashlie Peters-Bowman

**Current Mortgagee:** Urban Financial of America, LLC, formerly known as Urban Financial Group, Inc.

**Mortgage Servicer:** Reverse Mortgage Solutions, Inc., whose address is C/O 14405 Walters Road, Suite 200 Houston, TX 77014 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 07/05/2016

**Earliest Time Sale Will Begin:** 11:00 AM

**The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.**

**If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.**

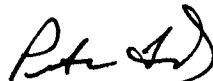
**Legal Description:**

**BEING A TRACT OF LAND CONTAINING 0.2293 ACRES, OUT OF THE STEPHEN F. AUSTIN LEAGUE, NO. 9, A-63, BRAZOS COUNTY, TEXAS, ALSO BEING THE REMAINDER OF THE TRACT OF LAND RECORDED IN VOLUME 1033, PAGE 656 OF THE BRAZOS COUNTY OFFICIAL PUBLIC RECORDS (B.C.O.R.), THE 0.2293 ACRE TRACT BEING THAT SAME TRACT OF LAND SHOWN ON THE PLAT OF SURVEY, PREPARED BY CARLOMAGNO SURVEYING, HAVING THE SAME FILE NAME 11072.DWG AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Pete Florez as Substitute Trustee, David Sims as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038



4579463



EXHIBIT A

Being a tract of land containing 0.2293 acres, out of the Stephen F. Austin League No. 9, A-63, Brazos County, Texas, also being the remainder of the tract of land recorded in Volume 1033, Page 656 of the Brazos County Official Records (B.C.O.R.), the 0.2293 acre tract being the same tract of land shown on the plat of Survey, prepared by Carlomagno Surveying, having the file name 11072.dwg and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the northwest right-of-way of West 28<sup>th</sup> Street, a variable width right-of-way, and the southwest right-of-way line of Thompson Street, an unspecified and unrecorded right-of-way, also being an east corner of this tract, also being the northeast corner of the ten foot (10') utility easement, as recorded in Volume 10036, Page 190 and 195 of the B.C.O.R., from which a 1/2" iron rod found for reference bears South 25°49'52" East, a distance of 16.25 feet;

THENCE along the northwest right-of-way of West 28<sup>th</sup> Street the following calls and distances:

South 19°36'53" West, a distance of 12.71 feet to a 1/2" iron rod found for an angle point of this tract;

South 72°55'23" West, a distance of 13.7 feet to a 1/2" iron rod found for an angle point of this tract, from which a 1/2" iron rod found for reference, being an angle point of the said 10' utility easement, bears North 16°47'37" West, a distance of 9.92 feet;

South 73°20'00" West, a distance of 27.46 feet to a 1/2" iron rod found for the south corner of this tract, also being a point along the said northwest right-of-way of West 28<sup>th</sup> Street, also being the south corner of the said 10' utility easement, also being the east corner of the remainder of the tract of land now or formerly owned by Pedro Coronado as recorded in Volume 7096, Page 258 of the D.C.O.R., from which a 1/2" iron rod found disturbed for reference bears South 27°12'06" East, a distance of 6.66 feet and another 1/2" iron rod found for reference, being the west corner of the said 10' utility easement, bears North 27°22'09" West, a distance of 10.12 feet;

THENCE along the common line between this tract and the said remainder of the Coronado tract North 26°40'23" West, a distance of 192.39 feet to a fence corner found for the west corner of this tract also being the north corner of the said remainder of the Coronado tract, also being a point along the southeast boundary line of the tract of land now or formerly owned by B/CS Habitat for Humanity, as recorded in Volume 8777, Page 256 of the D.C.O.R.;

THENCE along the common line between this tract and the said B/CS Habitat for Humanity tract,

passing the said SICS Habitat for Humanity tract and then along the right-of-way of Thompson Street, North 69°10'14" East, a distance of 54.08 feet to a nail set in the surface of Thompson Street;

THENCE along the said right-of-way of Thompson Street the following calls and distances:

South 25°15'04" East, a distance of 100.61 feet to a nail set in the surface of Thompson Street;

South 25°25'04" East, a distance of 84.59 feet to the PLACE OF BEGINNING containing 0.2293 acres.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 1600 W 28th St., Bryan, TX 77803

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**1. Date, Time, and Place of Sale.**

Date: July 05, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 21, 2005 and recorded in Document VOLUME 7041, PAGE 73 real property records of BRAZOS County, Texas, with KEN HAGER AND DORIS HAGER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KEN HAGER AND DORIS HAGER, securing the payment of the indebtednesses in the original principal amount of \$49,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.


**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC  
345 SAINT PETER STREET  
ST. PAUL, MN 55102

Filed for Record in:  
BRAZOS COUNTY

On: Jun 13, 2016 at 11:28A

As a  
Posting Real Estate Notice

  
BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Amount 2.00

Receipt Number - 576848  
By:  
Debbie Baker



8431 SHADY LANE  
BRYAN, TX 77808

20110031407814  
Date of Sale: 07/05/2016

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT "A"**

LOT THIRTY-THREE (33), SHADY GROVE, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 436, PAGE 361 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THE BANK OF NEW YORK  
MELLON FKA THE BANK OF NEW  
YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE  
CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2005-17,  
Plaintiff

v.

DORIS JEAN HAGER, LISA  
DARLENE LOWE LOPEZ, SUSAN  
LOWE SINCLAIR, EVELYN MARIE  
BREWSTER, CINDY ANN HAGER  
COOPER, THE UNKNOWN HEIRS  
AT LAW OF VIRGIL LOWE, JR. AND  
THE UNKNOWN HEIRS AT LAW OF  
KENNETH HAGER,  
Defendants

IN RE: 8431 SHADY LANE, BRYAN,  
TEXAS 77808

IN THE DISTRICT COURT

KRAZOS COUNTY, TEXAS

361<sup>ST</sup> JUDICIAL DISTRICT

FINAL SUMMARY JUDGMENT

After considering plaintiff, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17's, its successors or assigns, motion for summary judgment, pleadings, and evidence on file the Court GRANTS the motion and finds:

1. Citation was properly served on defendants according to law and remained on file with the Clerk of this Court for the time prescribed by law.

2. Defendant, Lisa Darlene Lowe Lopez was served with process and defendant has not filed an answer or any pleading constituting an answer and has not noticed an appearance in this lawsuit. The last known address for defendant, Lisa Darlene Lowe Lopez is as follows: 8161 Longview Drive, Bryan, Texas 77808.

3. Defendant, Susan Lowe Sinclair was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Susan Lowe Sinclair is as follows: 8477 Shady Lane, Bryan, Texas 77808.

4. Defendant, Evelyn Marie Brewster was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Evelyn Marie Brewster is as follows: 8477 Shady Lane, Bryan, Texas 77808.

5. Defendant, Samuel "Bo" Cooper was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant Samuel "Bo" Cooper is as follows: 8108 Grassbur Rd., Bryan, Texas 77808.

6. None of the defendants who were personally served are in active military service.

7. C.R. Hince was appointed as attorney ad litem according to Tex. R. Civ. P. 244 for defendants, the unknown heirs-at-law of Virgil Lowe and the unknown heirs-at-law of Kenneth Hager, deceased served citation by publication.

8. The Loan Agreement between Kenneth Hager and the plaintiff is in default and that plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.

9. Plaintiff is entitled to the relief sought in plaintiff's original petition. Therefore it is:

**ORDERED that**

All of Kenneth Hager's ("Decedent") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 8431 Shady Lane, Bryan, Texas 77808 ("Property") and legally described as

LOT THIRTY-THREE (33), SHADY GROVE, BRAZOS COUNTY, ACCORDING TO  
PLAT THEREOF RECORDED IN VOLUME 436, PAGE 361 OF THE DEED  
RECORDS OF BRAZOS COUNTY, TEXAS.

IT IS FURTHER ORDERED plaintiff has a valid lien on the Property by way of a  
Texas Home Equity Security Instrument dated November 21, 2005 and filed under Volante 7041,  
Page 73 of the Official Public Records of Brazos County, Texas.

IT IS FURTHER ORDERED that this Judgment serves as an Order authorizing  
plaintiff to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the  
Loan Agreement and TEX. PROP. CODE § 51.002.

IT IS FURTHER ORDERED that a copy of this Judgment shall be sent to  
defendants with the notice of the date, time, and place of the foreclosure sale.

IT IS FURTHER ORDERED that plaintiff may communicate with the defendants  
and all third parties reasonably necessary to conduct the foreclosure sale.

IT IS FURTHER ORDERED that if defendants are represented by counsel, the  
notice of foreclosure sale also be mailed to counsel by certified mail.

IT IS FURTHER ORDERED that one of the effects of the non-judicial foreclosure  
shall be that defendants are divested and the purchaser of the Property at the non-judicial  
foreclosure sale is vested with all right, title and interest to the Property.

IT IS FURTHER ORDERED that no personal liability or deficiency for the Loan  
Agreement debt shall be asserted against the defendants or the putative estate of Defendant.

IT IS FURTHER ORDERED that after the non-judicial foreclosure is held, if the  
property remains occupied after this judgment becomes final and the plaintiff is the purchaser of  
the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any  
occupant of the Property in accordance with TEX. R. CIV. P. 310.



IT IS FURTHER ORDERED that as part of the costs of court, and payable by plaintiff, O.R. Elmore, the Attorney Ad Litem is granted the sum of \$2,999<sup>81</sup> and discharged as Ad Litem in this cause.

IT IS FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

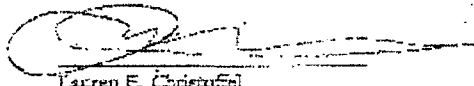
All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 4<sup>th</sup> day of April, 2016.  
Original Signed by  
STEVE SMITH

PRESIDING JUDGE

APPROVED AS TO FORM & SUBSTANCE:



Lauren F. Christensen  
State Bar No.: 24065045  
15000 Surveyor Blvd., Ste. 100  
Addicks, Texas 75001  
(972) 341-5343  
(972) 341-0734 (Textable)  
Lauren.C@bdfgroup.com

ATTORNEY FOR PLAINTIFF

Filed for Record in:  
BRAZOS COUNTY

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

On: Jun 13, 2016 at 01:56P

As a  
Posting Real Estate Notice

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567

Amount 2.00  
Receipt Number - 576998  
By,  
Ashlie Peters-Bowman

TS#: 16-16664

### **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 8/25/2006, LORI M. EVANS, AN UNMARRIED WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of PRLAP, INC., as Trustee, BANK OF AMERICA N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$93,701.00, payable to the order of BANK OF AMERICA N.A., which Deed of Trust is Recorded on 8/30/2006 as Volume 00939137, Book , Page , in Brazos County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**LOT SIX (6), BLOCK SIX (6), CAVITT'S WOODLAND HEIGHTS NO. 2, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 104, PAGE 539 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

Commonly known as: **1513 WOODLAND DR, BRYAN, TX 77802**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Pete Florez, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Allan Johnston or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4579242

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 7/5/2016 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Brazos** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS** Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

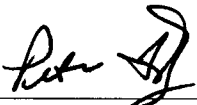
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 6/9/2016



By: Substitute Trustee(s)

**Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Pete Florez, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Allan Johnston**

C/O Carrington Foreclosure Services, LLC  
1610 E. Saint Andrew Place, Suite 150F  
Santa Ana, CA 92705

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***

NOTICE OF [SUBSTITUTE] TRUSTEE’S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: July 05, 2016

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 21, 2014 and recorded in Document VOLUME 11815, PAGE 93 real property records of BRAZOS County, Texas, with MICHAEL K. GRAY JR AND ELIZABETH J. GRAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL K. GRAY JR AND ELIZABETH J. GRAY, securing the payment of the indebtednesses in the original principal amount of \$187,540.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PINGORA LOAN SERVICING, LLC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618

 For:  
PETE FLOREZ, SHARON ST. PIERRE, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT,  
EVAN PRESS, KRISTOPHER HOLUB, PATRICK ZWIERS, EVAN PRESS, JACK BURNS II, AARTI PATEL, WAYNE  
WHEAT, WES WHEAT, LEB KEMP, TRACI YEAMAN, OR VINCE ROSS  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I  
declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BRAZOS County Clerk and caused to be posted at the  
BRAZOS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Filed for Record in:  
BRAZOS COUNTY

On: May 16, 2016 at 02:11P

As a  
Posting Real Estate Notice

Amount 2.00

Receipt Number - 574634

By  
Amber Moehlman



**EXHIBIT "A"**

LOT SIX (6), BLOCK THIRTY SIX (36), SHENANDOAH PHASE 13, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6580, PAGE 214, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

Filed for Record in:  
BRAZOS COUNTY

On: May 16, 2016 at 02:11P

As a  
Postings Real Estate Notic

Amount 2.00

Receipt Number - 574634

By,  
Amber Moehlman



NOS00000005970991

Filed for Record in:  
Brazos County

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

On: May 26, 2016 at 04:28P

**DEED OF TRUST INFORMATION:**

<b>Date:</b>	06/14/2007	As a	
<b>Grantor(s):</b>	ADAM DUGAN AND TAMARA DUGAN, HUSBAND AND WIFE	Posting Real Estate Notice	
<b>Original Mortgagee:</b>	Wells Fargo Bank, N.A.		
<b>Original Principal:</b>	\$160,387.00	Amount	2.00
<b>Recording Information:</b>	Book 8046 Page 1 Instrument 00966439	Receipt Number -	575559
<b>Property County:</b>	Brazos	By:	
<b>Property:</b>	LOT TWELVE (12), BLOCK TWO (2), TIFFANY PARK SUBDIVISION PHASE TWO, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2146, PAGE 160 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.	Amber Moshimon	
<b>Reported Address:</b>	4745 TIFFANY PARK CIRCLE, BRYAN, TX 77802		

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

<b>Current Mortgagee:</b>	Wells Fargo Bank, N.A.
<b>Mortgage Servicer:</b>	Wells Fargo Bank, N.A.
<b>Current Beneficiary:</b>	Wells Fargo Bank, N.A.
<b>Mortgage Servicer Address:</b>	3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

<b>Date of Sale:</b>	Tuesday, the 5th day of July, 2016
<b>Time of Sale:</b>	11:00AM or within three hours thereafter.
<b>Place of Sale:</b>	THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

<b>Substitute Trustee(s):</b>	Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
-------------------------------	--

<b>Substitute Trustee Address:</b>	14841 Dallas Parkway, Suite 425, Dallas, TX 75254
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WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



Filed for Record in:  
BRAZOS COUNTY

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

On: May 26, 2016 at 04:28P

**DEED OF TRUST INFORMATION:**

As a  
Posting Real Estate Notice  
Amount: 2.00  
By:  
Amber Moehlman

**Date:** 04/12/2007  
**Grantor(s):** JANA FONVILLE AKA JANA R. FONVILLE AND DEAN FONVILLE, AKA  
DEAN S FONVILLE WIFE AND HUSBAND  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE  
FOR TEXAS LIBERTY MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$155,800.00  
**Recording Information:** Book 7919 Page 202 Instrument 00959958  
**Property County:** Brazos  
**Property:** LOT EIGHTY-FIVE (85), BLOCK ONE (1), OAK MEADOW SUBDIVISION PHASE 1,  
CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4201,  
PAGE 166 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 2801 MUIRWOOD COURT, BRYAN, TX 77807

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of July, 2016  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING,  
200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the  
preceding area is no longer the designated area, at the area most recently designated by the  
Brazos County Commissioner's Court.

**Substitute Trustee(s):** Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont,  
Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne  
Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy  
Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

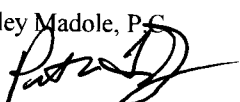
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



JANA FONVILLE AKA JANA R. FONVILLE AND DEAN FONVILLE, AKA